

105.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,567,700 / 1,567,700

1,567,700 / 1,567,700

1,567,700 / 1,567,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: P&M CARUSO FAMILY LLC	
Owner 2: C/O PAUL CARUSO	
Owner 3:	

Street 1: 63 MORNINGSIDE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARUSO PAUL/TRUSTEE -

Owner 2: THE AMERICA TRUST -

Street 1: 59 MORNINGSIDE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 20,539 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Clapboard Exterior and 4440 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20539		Sq. Ft.	Site		0	70.	0.50	4									725,320						725,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							20539.000		842,400				725,300		1,567,700							
Total Card							0.472		842,400				725,300		1,567,700		Entered Lot Size					
Total Parcel							0.472		842,400				725,300		1,567,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		353.09		/Parcel: 353.0				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	842,400	0	20,539.	725,300	1,567,700	1,567,700	Year End Roll	12/18/2019
2019	101	FV	656,500	0	20,539.	725,300	1,381,800	1,381,800	Year End Roll	1/3/2019
2018	101	FV	656,500	0	20,539.	621,700	1,278,200	1,278,200	Year End Roll	12/20/2017
2017	101	FV	656,500	0	20,539.	580,300	1,236,800	1,236,800	Year End Roll	1/3/2017
2016	101	FV	656,500	0	20,539.	497,400	1,153,900	1,153,900	Year End	1/4/2016
2015	101	FV	641,500	0	20,539.	445,600	1,087,100	1,087,100	Year End Roll	12/11/2014
2014	101	FV	641,500	0	20,539.	412,400	1,053,900	1,053,900	Year End Roll	12/16/2013
2013	101	FV	641,500	0	20,539.	393,200	1,034,700	1,034,700		12/13/2012

Parcel ID

105.0-0002-0010.0

!8319!

PRINT

Date Time

12/10/20 22:53:50

LAST REV

Date Time

02/19/19 11:49:48

ekelly

8319

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

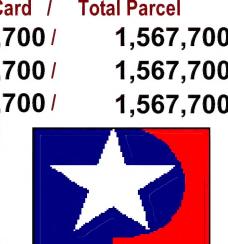
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL/TRU	1414-15		4/4/2012	Convenience	100	No	No		
CARUSO PAUL/MAR	1368-10		5/4/2009	Family	1	No	No		
MIRAK ARTEMIS	1327-60		9/29/2006	Portion-Asst	1,040,000	No	No	N	
	619-5		3/27/1959						

TAX DISTRICT**PAT ACCT.****BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Info At Door	189	PATRIOT
3/4/2008	Permit Visit	BR	B Rossignol
10/27/1999	Vacant Lot	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	6 - Colonial			Full Bath:	2	Rating:	Very Good													
Sty Ht:	1A - 1 Sty +Attic			A Bath:	Rating:															
(Liv) Units:	1	Total: 1		3/4 Bath:	Rating:															
Foundation:	1 - Concrete			A 3QBth:	Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good													
Prime Wall:	2 - Clapboard			A HBth:	Rating:															
Sec Wall:			%	OthrFix:	Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good													
Color:	GREEN			A Kits:	Rating:															
View / Desir:				Fpl:	1	Rating:	Very Good													
GENERAL INFORMATION				WSFlue:	Rating:															
Grade:	B- - Good (-)			CONDOS INFORMATION																
Year Blt:	2007	Eff Yr Blt:		Location:																
Alt LUC:			Alt %:	Total Units:																
Jurisdct:	G9	Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	1.1 %		Exterior:				No Unit	RMS	BRS	FL					
Prim Int Wall:	1M - Drywall			Functional:				Interior:				0	0							
Sec Int Wall:			%	Economic:				Additions:				1	6	3						
Partition:	T - Typical			Special:				Kitchen:												
Prim Floors:	3 - Hardwood			Override:				Baths:												
Sec Floors:			%	Total:	1.1 %		Plumbing:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	125.00			Heating:												
Bsmnt Gar:				Size Adj.:	0.88648647			General:												
Electric:	3 - Typical			Const Adj.:	0.99989998			COMPARABLE SALES												
Insulation:	2 - Typical			Adj \$ / SQ:	110.800			Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext:	S			Other Features:	116944															
Heat Fuel:	2 - Gas			Grade Factor:	1.21															
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000															
# Heat Sys:				NBHD Mod:																
% Heated:	100	% AC:		100																
Solar HW:	NO	Central Vac:		Yes																
% Com Wall:			% Sprinkled:																	
MOBILE HOME				Make:			Model:			Serial #:			Year:			Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 105.0-0002-0010.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y		114X10	V	GD	2007		0.00	T	7.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:								